

<b>Agenda Item</b> A14	<b>Committee Date</b> 8 February 2016	<b>Application Number</b> 15/01557/LB
<b>Application Site</b> 17 - 19 Euston Road Morecambe Lancashire LA4 5DF	<b>Proposal</b> Listed building application for the installation of an external street light	
<b>Name of Applicant</b> Mr Julian Inman	<b>Name of Agent</b> N/A	
<b>Decision Target Date</b> 4 February 2016	<b>Reason For Delay</b> Committee Cycle	
<b>Case Officer</b>	Mrs Kim Ireland	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the property is in the ownership of Lancaster City Council, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

- 1.1 The property which forms the subject of this application relates to a three-storey (with two attic storeys) corner property that is Grade II listed, located on Euston Road in Morecambe. The surrounding area mainly consists of terrace commercial properties.
- 1.2 The site is allocated as a Protected or Primary Retail Frontage in the Lancaster District Local Plan proposals map and is situated within the Morecambe Conservation Area.

**2.0 The Proposal**

- 2.1 The application proposes the installation of an external street light. The proposed external street light is to be installed to the western elevation at third storey level. The external street light will be made up of cast aluminium that is polyester powder coated and the associated cabling will be lead covered pyro that will blend into the stonework.
- 2.2 Whilst the proposal is for an individual light on a heritage asset, the background to the proposal is that it comprises part of a wider proposal to improve street lighting and the wider public realm in and around Euston Road.

**3.0 Site History**

- 3.1 None associated with the application.

## **4.0 Consultation Responses**

4.1 The following responses have been received from statutory and non-statutory consultees:

<b>Consultee</b>	<b>Response</b>
<b>Parish Council</b>	No comments at the time of compiling this report.
<b>Conservation Officer</b>	Initial concerns regarding the location and colouring of the cabling; and the potential for negative impacts on the listed building. A condition was recommended; however further detail has since been submitted (see paragraph 2.1), and that detail is acceptable, thus negating the need for a condition.

## **5.0 Principal National and Development Plan Policies**

### **5.1 National Planning Policy Framework (NPPF)**

Paragraph 17 - 12 Core Principles  
Paragraphs 67 and 68 – Requiring Good Design  
Paragraphs 131 – 134 – Conserving and Enhancing the Historic Environment

### **5.2 Development Management DPD**

**DM30** – Development affecting Listed Buildings  
**DM31** – Development affecting Conservation Areas  
**DM35** – Key Design Principles

## **6.0 Comment and Analysis**

6.1 The main consideration in this Listed Building application is whether the proposal affects the setting of the heritage assets.

### **6.2 General Design and Impact upon Heritage Assets**

The proposed installation of an external street light has been designed so that the light is not located at eye level or obstruct the architectural detailing of the building. Whilst there will be a small degree of change to the building's appearance and character, care has been taken to minimise the appearance of the street light; whilst the colour of the cabling will blend in with the stonework and will be concealed along the building joints. As such, in terms of assessing the impact upon the heritage assets (the Listed Building and the Conservation Area), Officers can advise that the proposal will preserve the setting of both. It is anticipated that improving the lighting levels in a sensitive manner (as part of the wider scheme) will eventually enhance the setting of the heritage assets in the locality.

## **7.0 Planning Obligations**

7.1 None required.

## **8.0 Conclusions**

8.1 The proposed installation of an external street light has been found acceptable in terms of design and built heritage conservation. In respect of these matters, it is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

## **Recommendation**

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans
3. Location and colour of the cabling to be carried out in accordance with details received and maintained as such at all times thereafter.

## **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

### **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

### **Background Papers**

None